

# Neighborhood Planning for Community Revitalization

## Comparative Cost Analysis of Single-Family Home Construction

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## **CURA RESOURCE COLLECTION**

**Center for Urban and Regional Affairs  
University of Minnesota  
330 Humphrey Center**

# **Comparative Cost Analysis of Single-Family Home Construction**

Conducted on behalf of  
Dayton's Bluff Neighborhood Housing Services

Prepared by  
David Tyler McKay, Graduate Research Assistant  
University of Minnesota  
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Neighborhood Planning for Community Revitalization  
330 Hubert H. Humphrey Center  
301 - 19th Avenue South  
Minneapolis, MN 55455

phone: 612/625-1020  
e-mail: [npcr@freenet.msp.mn.us](mailto:npcr@freenet.msp.mn.us)  
website: <http://www.npcr.org>



## **EXECUTIVE SUMMARY**

Construction costs of single family homes built by community development corporations have been under scrutiny by city policy makers recently. This study has found 2 relevant facts. The first is the construction of single family homes by CDCs are not only on par with the costs of private developers, but that given the additional tasks of building community bonds and providing affordable housing, CDCs still have total costs 16.10% below the average and square foot costs of 17.17% below the average for their respective areas. Also, former studies of this nature could of been due to unrelyable information sources. Permit office data is often distorted by the voulduntary information given by private contractors as well as lacking full data involving other elements contribute to the construction costs of single family homes.

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## PROJECT DESCRIPTION

The costs of new single family construction projects undertaken by community development corporations (CDCs) in St. Paul have been subjected to intensified scrutiny by the City of St. Paul over the last eighteen months. There seems to be presumption on the part of some policy makers that the CDC's development costs are too high, resulting in higher than needed levels of development subsidy. There is also the presumption that private developers can build the same product more cost effectively. There has been no hard analysis done to support or refute these presumptions.

The purpose of this research project is to analyze and compare the cost of single-family housing development done by community development corporations (CDCs) in St. Paul to development projects done by private, for-profit developers. The research focuses specifically on the construction of new single-family homes. The research assistant gathered and analyzed cost data from the CDCs that have been the most active developers of single-family homes in St. Paul as well as from projects completed by private developers. The research assistant also needed to understand and document the contextual differences between the two sectors that may have a bearing on development costs.

The first step was to find the average home construction costs for single family homes in the St. Paul area. Then compare these to the average construction cost of single-family homes built by local community development corporations (CDCs). Finally, if possible compare these costs to the private sector. This project was very challenging in many ways. Primarily there was the problem of a lack of information, second disinformation, and third private developers not providing information.

## COST ESTIMATING PROCEDURES

To find the average home construction cost for the Minneapolis-St. Paul region the RS Means book of square foot costs was used. The RS Means surveys manufacturers, dealers, distributors, and contractors all across the U.S. and Canada to determine national average material costs. Labor costs are based on the average wage rates from 30 major U.S. cities. Rates are determined from labor union agreements or prevailing wages for construction trades for the current year.

The RS Means data was used to calculate the total and square foot construction costs of the selected CDC properties in the St. Paul region, then compared to the actual construction costs of CDCs. I used houses with vinyl siding because that was the siding used on most of the properties involved. I then made a detailed measurement of 5 houses and analyzed what the differences in costs between wood siding as the RS Means measurements do not use vinyl siding in their detailed measurements. The average cost difference was 3,678.27 dollars per house and 1,393.16 for garages. I therefore would subtract the average difference of 5000 from each house. The properties I measured include 1032 Conway, 1058 East 6th St, 1101 Ross, 682 Mendota and 412 Hope.

## PERMIT DATA

Due to the difficulty in attaining data on private construction costs from private developers I went to the St. Paul permit office (LIEP) to look up the permit data. The permit office officials are the first to admit they do not have all of the information at their disposal that is often attributed to them. It is quite standard for developers to fill out a sworn construction statement to secure financing. This is for example given to lenders and other purposes to show the best estimate of how much a project will cost to construct. The owner and contractor both sign this legal document. LIEP uses the construction cost of the project as a basis to determine how much to charge for permits it issues. I had assumed that the sworn construction statement would be used as the best possible estimate of those construction costs, and therefore the permit fee. Actually the process is a little more complicated.

The developer will at first give a verbal or written estimate of the cost of the project. If this number is considered to be impossibly low, a formula is then used by the permit office to give a more accurate estimate. This new estimate is considered the bare minimum cost for this project considering the square feet alone. Developers often have a motivation to underestimate these costs in an attempt to reduce their total permit costs. Looking at the private developers, at least half had undervalued their initial construction costs to the point that an official at the permit office decided to use a new cost estimate derived from their formula. Usually the difference would be approximately 20,000, which is still much lower than the average construction cost of a new single family home. Detailed information on the contents of various properties built by both private developers and CDCs are in section C.

The formula used by LIEP is similar to the RS Means method of construction cost estimation. Of the Community Development Corporation projects examined, I found that none of their permit applications were re-estimated. This is due to the fact that they were usually very close to the actual costs, sometimes even overestimating in an attempt to be as accurate as possible. This discovery led me to conclude that many studies who use permit data may be somewhat inaccurate. A specific example is when in my quest for data I contacted the Metropolitan Council's data center. I was told that they use permit data, and a number of other information sources either also use the permit offices data directly or indirectly through the Metropolitan Council's data bank. The original error of using the inaccurate permit office data is therefore multiplied several fold causing a perception of CDC projects being much more cost prohibitive.



## ANALYSIS

Due to the inaccuracy of the permit office data and lack of private contractor information, I decided to use the RS Means system of analysis to find what an identical single family home would cost as predicted by their formula, and compare that to the actual costs incurred by the CDCs on a project basis. On average the means data suggests a single family home with vinyl siding built by a CDC in 1999 has a means estimated construction cost of 156,228.52 dollars in the city of St. Paul. The average of actual costs for the same house is \$131,160.92 dollars, which is \$25,067.60 dollars below the average for the St. Paul area. The average RS Means estimated square foot cost is \$97.31 Dollars. The actual average square foot costs for CDCs was \$80.52 dollars. This is a \$16.80 dollar difference, which clearly suggests that the CDCs are doing well when compared to the average construction costs for their city. It could be said that on average a single family home built by a CDC will get an extra \$25,000 value for their purchase. The total average RS Means home construction costs are 16.10% more than the CDC actual home construction costs, and the RS Means home construction square foot costs are 17.17% lower for CDCs than the area average.

Cox (1987) states "the community may be perceived of as a place where a group of people live and conduct various activities of daily living: earn a living, buy goods and services they are unable to produce for themselves, school their children, transact their civic and governmental affairs, etc.," (p.133). Clearly such a holistic, self-contained community is a rarity in our time. When the additional burdens of community development are placed on the shoulders of CDCs it becomes clear that they are an extremely cost effective organizations who not only build homes efficiently, they are able to build community bonds with local contractors, provide jobs and services, and make owning a home more affordable for the communities residents. It appears city policy makers have been using inaccurate data and incomplete analysis in their evaluation of CDCs cost/benefit ratio. A new and more thorough analysis was necessary to avoid these misconceptions. The CDCs must now be given full credit for having lower than average single-family home construction costs on a square foot and total cost basis.

## SECTION B

Detailed information gathered from CDC's on their construction costs used to compare with the RS Means construction costs.

Address: 772 Frank Street

Actual Hard Construction costs: \$119597

Stories: 2

Square feet of living space: 1,416

Base cost with Unfinished basement

\$80.90

Square Feet

x1416

Means Subtotal

\$114554.40

Number of Bathrooms: 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch

\$2286.9

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

Means Estimated Hard Construction Cost

\$142449.08

Means Estimated Square Foot Cost

\$100.60

Actual Per Square Foot

\$84.46

**Address: 1101 Ross Avenue**

**Actual Hard Construction costs: \$132,115**

**Stories: 2**

**Square feet of living space: 1,660**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1660**

Means Subtotal

\$130227

Number of Bathrooms: 2

\$3514

Two Car Detached Garage

\$15395

Open Front Porch (96 sq feet)

\$1632

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$160132.65**

**Means Estimated Square Foot Cost**

**\$96.47**

**Actual Per Square Foot**

**\$79.59**

**Address: 1058 East Sixth Street**

**Actual Hard Construction costs: \$125665**

**Stories: 2**

**Square feet of living space: 1660**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1660**

Means Subtotal

\$130227

Number of Bathrooms: 2

\$3514

Two Car Detached Garage

\$15395

Open Front Porch (96 sq feet)

\$1632

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$160132.65**

**Means Estimated Square Foot Cost**

**\$96.47**

**Actual Per Square Foot**

**\$75.70**

**Address: 1048 Margaret Street**

**Actual Hard Construction costs: \$129262**

**Stories: 1 1/2**

**Square feet of living space: 1707**

Base cost with Unfinished basement

\$73.40

**Square Feet**

**x1707**

Means Subtotal

\$125293.8

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (88 sq feet)

\$2358.4

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Dormer

\$2128

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$154092.46**

**Means Estimated Square Foot Cost**

**\$90.27**

**Actual Per Square Foot**

**\$75.72**

**Address: 1032 Conway Street**

**Actual Hard Construction costs: \$132281**

**Stories: 1 1/2**

**Square feet of living space: 1665**

Base cost with Unfinished basement

\$75.70

**Square Feet**

**x1665**

Means Subtotal

\$126040.50

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch

\$3001.60

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$157737.35**

**Means Estimated Square Foot Cost**

**\$94.73**

**Actual Per Square Foot**

**\$79.45**

**Address: 682 Mendota Street**

**Actual Hard Construction costs: \$123680**

**Stories: 2**

**Square feet of living space: 1632**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1632**

Means Subtotal

\$128030.40

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (154 sq feet)

\$3434.2

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$158242.25**

**Means Estimated Square Foot Cost**

**\$96.96**

**Actual Per Square Foot**

**\$75.78**

Address: 532 Mendota Street  
 Actual Hard Construction costs: \$123680  
 Stories: 2  
 Square feet of living space: 1422  
 Base cost with Unfinished basement \$80.90  
 Square Feet x1422  
 Means Subtotal \$115039.80  
 Number of Bathrooms: 1 1/2 \$2158  
 Two Car Detached Garage \$15395  
 2 Vanities \$350  
 2 Vanity Bases \$730  
 Range \$355  
 Dishwasher \$330  
 Range Hood \$108  
 Fridge \$630  
 Vinyl/Wood Siding Difference -\$5000  
 St. Paul Commercial Location Factor x 1.08  
 Means Estimated Hard Construction Cost \$140503.46  
 Means Estimated Square Foot Cost \$98.81  
 Actual Per Square Foot \$86.98

Address: 412 Hope Street  
 Actual Hard Construction costs: \$124614  
 Stories: 2  
 Square feet of living space: 1422  
 Base cost with Unfinished basement \$80.90  
 Square Feet x1422  
 Means Subtotal \$115039.80  
 Number of Bathrooms: 1 1/2 \$2158  
 Two Car Detached Garage \$15395  
 Open Front Porch (154 sq feet) \$3434.20  
 2 Vanities \$350  
 2 Vanity Bases \$730  
 Range \$355  
 Dishwasher \$330  
 Range Hood \$108  
 Fridge \$630  
 Vinyl/Wood Siding Difference -\$5000  
 St. Paul Commercial Location Factor x 1.08  
 Means Estimated Hard Construction Cost \$144212.4  
 Means Estimated Square Foot Cost \$101.42  
 Actual Per Square Foot \$87.63

**Address: 596 Vanburen**

**Actual Hard Construction costs: \$134425**

**Stories: 1 1/2**

**Square feet of living space: 1851**

Base cost with Unfinished basement

\$73.40

**Square Feet**

**x1851**

Means Subtotal

\$135863.40

Number of Bathrooms: 2

\$3514

Two Car Detached Garage

\$15395

Open Front Porch (147 sq feet)

\$3939.6

Vanities

\$864

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$169645.32**

**Means Estimated Square Foot Cost**

**\$91.65**

**Actual Per Square Foot**

**\$72.62**

**Address: 726 Sherborne**

**Actual Hard Construction costs: \$139325**

**Stories: bi level (3)**

**Square feet of living space: 1899**

Base cost with Unfinished basement

\$66.50

**Square Feet**

**x1899**

Means Subtotal

\$126283.50

Number of Bathrooms: 2

\$2158

Two Car Detached Garage

\$15395

Porch (107 sq feet)

\$2867.60

2 Vanities

\$350

2 Vanity Bases

\$730

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$157309.69**

**Means Estimated Square Foot Cost**

**\$82.83**

**Actual Per Square Foot**

**\$73.37**

Address: 393 Sherborne  
 Actual Hard Construction costs: \$128830  
 Stories: 2  
 Square feet of living space: 1566  
 Base cost with Unfinished basement \$78.45  
 Square Feet x1566  
 Means Subtotal \$122852.70  
 Number of Bathrooms: 1 1/2 \$2158  
 Two Car Detached Garage \$15395  
 Open Front Porch (128 sq feet) \$3430.40  
 Vanities \$864  
 Range \$355  
 Dishwasher \$330  
 Range Hood \$108  
 Fridge \$630  
 Vinyl/Wood Siding Difference -\$5000  
 St. Paul Commercial Location Factor x 1.08  
 Means Estimated Hard Construction Cost \$153578.92  
 Means Estimated Square Foot Cost \$98.07  
 Actual Per Square Foot \$82.27

Address: 554 Edmund  
 Actual Hard Construction costs: \$128175  
 Stories: 2  
 Square feet of living space: 1566  
 Base cost with Unfinished basement \$78.45  
 Square Feet x1566  
 Means Subtotal \$122852.70  
 Number of Bathrooms: 1 1/2 \$2158  
 Two Car Detached Garage \$15395  
 Open Front Porch (128 sq feet) \$3430.40  
 Vanities \$864  
 Range \$355  
 Dishwasher \$330  
 Range Hood \$108  
 Fridge \$630  
 Vinyl/Wood Siding Difference -\$5000  
 St. Paul Commercial Location Factor x 1.08  
 Means Estimated Hard Construction Cost \$153579.35  
 Means Estimated Square Foot Cost \$98.07  
 Actual Per Square Foot \$81.85



**Address: 675 Blair**

**Actual Hard Construction costs: \$129330**

**Stories: 2**

**Square feet of living space: 1566**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1566**

Means Subtotal

\$122852.7

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (128 sq feet)

\$3430.4

Vanities

\$864

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$153579.35**

**Means Estimated Square Foot Cost**

**\$98.07**

**Actual Per Square Foot**

**\$82.59**

**Address: 726 Thomas**

**Actual Hard Construction costs: \$126675**

**Stories: 2**

**Square feet of living space: 1566**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1566**

Means Subtotal

\$122852.7

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (128 sq feet)

\$3430.40

Vanities

\$864

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$153795.60**

**Means Estimated Square Foot Cost**

**\$98.07**

**Actual Per Square Foot**

**\$80.89**

**Address: 37 Lyton**

**Actual Hard Construction costs: \$15903**

**Stories: 2**

**Square feet of living space: 1464**

Base cost with Unfinished basement

\$80.90

**Square Feet**

**x1464**

Means Subtotal

\$118437.6

Number of Bathrooms: 2

\$3514

Two Car Detached Garage

\$15395

Open Front Porch (90 sq feet)

\$2412

Vanities

\$1356

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$150107.07**

**Means Estimated Square Foot Cost**

**\$102.53**

**Actual Per Square Foot**

**\$79.17**

**Address: 39 Lyton**

**Actual Hard Construction costs: \$116453**

**Stories: 2**

**Square feet of living space: 1428**

Base cost with Unfinished basement

\$81.1

**Square Feet**

**x1428**

Means Subtotal

\$115810.8

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (90 sq feet)

\$2412

Vanities

\$1356

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$153795.60**

**Means Estimated Square Foot Cost**

**\$98.07**

**Actual Per Square Foot**

**\$80.89**

**Address: 65 Lyton**

**Actual Hard Construction costs: \$117058**

**Stories: 2**

**Square feet of living space: 1566**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1566**

Means Subtotal

\$122852.7

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (155.4 sq feet)

\$3465.42

Vanities

\$1356

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$154546.53**

**Means Estimated Square Foot Cost**

**\$98.69**

**Actual Per Square Foot**

**\$74.88**

**Address: 1304 Hubbard**

**Actual Hard Construction costs: \$135837**

**Stories: 1 1/2**

**Square feet of living space: 1685**

Base cost with Unfinished basement

\$75.60

**Square Feet**

**x1685**

Means Subtotal

\$127386

Number of Bathrooms: 1 3/4

\$3237

Two Car Detached Garage

\$15395

Open Front Porch (126 sq feet)

\$3366.75

Vanities

\$1356

Range

\$355

Dishwasher

\$330

Range Hood

\$108

Fridge

\$630

Wood Shakes Difference

-\$1800

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.08

**Means Estimated Hard Construction Cost**

**\$160457.49**

**Means Estimated Square Foot Cost**

**\$95.23**

**Actual Per Square Foot**

**\$80.62**

**Address: 1451 Sherburne Ave**

**Actual Hard Construction costs: \$135197**

**Stories: 1 1/2**

**Square feet of living space: 1638**

Base cost with Unfinished basement	\$75.70
<b>Square Feet</b>	<b>x1638</b>
Means Subtotal	\$123996.60
Number of Bathrooms: 1 1/2	\$2158
Two Car Detached Garage	\$15395
Open Front Porch (88 sq feet)	\$2358.40
Vanities	\$678
Range	\$355
Dishwasher	\$330
Range Hood	\$108
Fridge	\$630
Wood Shakes Difference	-\$2250
Vinyl/Wood Siding Difference	-\$5000
St. Paul Commercial Location Factor	<u>x 1.08</u>
<b>Means Estimated Hard Construction Cost</b>	<b>\$153795.60</b>
<b>Means Estimated Square Foot Cost</b>	<b>\$98.07</b>
<b>Actual Per Square Foot</b>	<b>\$80.89</b>

**Address: 2608 Portland Ave**

**Actual Hard Construction costs: \$155631.75**

**Stories: 2**

**Square feet of living space: 1860**

Base cost with Unfinished basement	\$78.45
<b>Square Feet</b>	<b>x1566</b>
Means Subtotal	\$122852.7
Number of Bathrooms: 1 1/2	\$2158
Two Car Detached Garage	\$15395
Open Front Porch (154 sq feet)	\$3434.2
Vanities, Range, Dishwasher, Range Hood, Fridge	\$3636
Vinyl/Wood Siding Difference	-\$5000
St. Paul Commercial Location Factor	<u>x 1.12</u>
<b>Means Estimated Hard Construction Cost</b>	<b>\$176113.50</b>
<b>Means Estimated Square Foot Cost</b>	<b>\$94.66</b>
<b>Actual Per Square Foot</b>	<b>\$83.67</b>

**Address: 2630 Portland Ave**

**Actual Hard Construction costs: \$155099.75**

**Stories: 2**

**Square feet of living space: 1860**

Base cost with Unfinished basement

\$75.15

**Square Feet**

**x1860**

Means Subtotal

\$139779

Number of Bathrooms: 1 1/2

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (154 sq feet)

\$3434.20

Vanities, Range, Dishwasher, Range Hood, Fridge

\$3636

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.12

**Means Estimated Hard Construction Cost**

**\$176113.50**

**Means Estimated Square Foot Cost**

**\$94.68**

**Actual Per Square Foot**

**\$83.39**

**Address: 2620 Portland Ave**

**Actual Hard Construction costs: \$160756.75**

**Stories: 2**

**Square feet of living space: 1805**

Base cost with Unfinished basement

\$78.45

**Square Feet**

**x1566**

Means Subtotal

\$122852.7

Number of Bathrooms: 1 3/4

\$2158

Two Car Detached Garage

\$15395

Open Front Porch (182 sq feet)

\$3430.40

Dishwasher, washer, dryer,  
air conditioner, garbage disposal

\$4400

Dormer

\$2000

Vinyl/Wood Siding Difference

-\$5000

St. Paul Commercial Location Factor

x 1.12

**Means Estimated Hard Construction Cost**

**\$176175.27**

**Means Estimated Square Foot Cost**

**\$97.60**

**Actual Per Square Foot**

**\$89.06**

## SECTION C

### LIEP File Information

XXXX Emerald lane.

The builder estimated \$90,000. The state re-estimated \$107,961.76 dollars. The contents of the file contain general permits. Square feet of 1258 crossed off and 2600 put in. Yes on basement and attached garage.

XXX Hope Drive

Cost estimation of \$182,000 dollars and wood frame single-family home of 1631 square feet.

XXXX So. Mcknight Rd

Cost estimate of \$150,000. Wood Frame 1 story home with the total floor area including basement is 2940. An attached garage and a 4 season porch and deck. Each measure 17.5 x 9ft

XX Atwater St.

Cost estimate of \$100,000 dollars. Includes an unattached garage and a front porch. No scale of measurement of either.

XXX Stellar St.

Cost estimate of \$8866.88 dollars for the garage and \$82,506 dollars for the house. The dimentions for neither are specified.

XX upper Afton Terrace

Cost estimate of \$130,000 dollars. Wood frame single family home. One document said there is a basement, another says there is not. Attached garage. There is no measure of how many square feet or stories.

XXXX Falcon Ave

Cost estimate of \$78,000 dollars. General building permit discribing it as a single family home. Dimentins are all listed. There is detailed information in this file from building loads to electrical permits.

XXXX Londin Lane

Cost estimate of \$141,000 dollars. It is discribed as a wood frame house including a basement. No measure or details about a garage.

XXX Belvidere

Cost estimate is only \$22,500 dollars. All of the permits listed cost ten times as much as the norm. This house is listed as being modular. There is also a form from the board of zoning appeals resolution that details applying for a variance. Included, an extremely general layout that does not include any scale for measure.

XXXX Emerald Lane

Cost estimate of \$100,000 dollars and a state estimate of \$125,236 dollars. The square feet and number of stories are included. A diagram is included that appears to show a garage, but the numbers are illegible.

XXX Mount Home Dr.

Cost estimate of \$120,000 dollars and the state estimate is \$120,693 dollars. Square feet, stories and basement are all listed. Another diagram that appears to have a garage.

#### **LIEP File Contents for CDC Properties.**

772 Frank St.

Cost estimate of \$90,000.00. The state estimate is \$80,500 dollars, indicating that the CDC overestimated. Square feet including basement is 2688. There is also a separate permit for a garage at \$9500 dollars. There is a certificate of survey and a remodel permit for \$1,800 dollars.

1101 Ross Ave.

Cost estimate of \$120,000 dollars. There are plans for the home which list total square feet, stories, a scale of measure, no basement, 2 car garage, ect.

1058 East Sixth St.

Only has heating information

1048 Margaret St.

Cost estimate of \$120,000 dollars. The garage has a separate estimate of \$9672.96 dollars. There are plenty of plans and design information including a view from above and measurements.

1032 Conway St.

Cost estimate of \$120,000 and the garage is estimated at \$9672.96 dollars. No diagrams, but square feet and basement are listed.

682 Mendota

Cost estimate of \$120,000 and the garage is estimated at \$9672.96 dollars. No diagrams, but square feet and basement are listed.

532 Mendota

Cost estimate of \$120,000 and the garage is estimated at \$9672.96 dollars. No diagrams, but square feet and basement are listed.

554 Edmund

Cost estimate of \$50,000 dollars. A state estimate of \$125,000 dollars

675 Blair  
Cost estimate of \$122,000 dollars.

**Square Foot Construction Cost  
RSMeans Estimate and Actual**

CDC Properties	RSMeans Estimate	CDC Costs	Total Difference	Percent Decrease
772 Frank St.	\$100.60	\$84.46	\$-16.04	16.04%
1101 Ross Ave	\$99.66	\$79.59	\$-20.07	20.14%
1058 East Sixth St.	\$96.47	\$75.70	\$-20.77	21.53%
1048 Margaret St.	\$90.27	\$75.72	\$-14.55	16.12%
1032 Conway St.	\$94.73	\$79.45	\$-15.28	16.13%
682 Mendota St.	\$96.96	\$75.78	\$-21.18	21.84%
532 Mendota St.	\$98.81	\$86.98	\$-11.83	11.97%
412 Hope St.	\$105.21	\$87.63	\$-17.58	16.71%
596 Van Buren	\$91.65	\$72.62	\$-19.03	20.76%
726 Sherburne	\$82.83	\$73.37	\$-9.46	11.42%
393 Sherburne	\$101.52	\$82.27	\$-19.25	18.96%
554 Edmund	\$101.52	\$81.85	\$-19.67	19.38%
675 Blair	\$101.52	\$82.59	\$-18.93	18.65%
726 Thomas	\$101.52	\$80.89	\$-20.63	20.32%
37 Lyton	\$102.53	\$79.17	\$-23.36	22.78%



39 Lyton	\$102.10	\$81.55	\$-20.55	20.13%
65 Lyton	\$98.69	\$74.88	\$-23.81	24.13%
1304 Hubbard	\$95.23	\$79.55	\$15.68	16.47%
1451 Sherburne Ave	\$92.07	\$81.16	\$-10.91	11.85%
2608 Portland Ave	\$94.68	\$83.67	\$-11.01	11.63%
2630 Portland Ave	\$94.68	\$83.39	\$-11.29	11.92%
2620 Portland Ave	\$97.60	\$89.06	\$-8.54	8.75%
AVERAGE	\$97.31	\$80.52	\$-16.80	17.17%

**Total Construction Cost  
RS Means Estimate and Actual**

<b>CDC Properties</b>	<b>RSMeans Estimate</b>	<b>CDC Costs</b>	<b>Total Difference</b>	<b>Percent Decrease</b>
772 Frank St.	\$136,897.30	\$119,597.00	\$-17,300.30	12.64%
1101 Ross Ave	\$160,132.65	\$132,115.00	\$-28,017.65	17.50%
1058 East Sixth St.	\$160,132.68	\$125,665.00	\$-34,467.68	21.52%
1048 Margaret St.	\$154,092.42	\$129,262.00	\$-24,830.46	16.11%
1032 Conway St.	\$157,737.35	\$132,281.00	\$-25,456.35	16.14%
682 Mendota St.	\$146,520.60	\$123,680.00	\$-22,840.60	15.59%
532 Mendota St.	\$140,503.46	\$123,680.00	\$-16,823.46	11.97%
412 Hope St.	\$149,612.40	\$124,614.00	\$-24,998.40	16.71%
596 Vanburen	\$169,645.32	\$134,425.00	\$-35,220.32	20.76%
726 Sherburne	\$157,309.69	\$139,325.00	\$-17,984.69	11.43%
393 Sherburne	\$153,578.92	\$128,830.00	\$-24,748.92	16.11%
554 Edmund	\$153,578.92	\$128,175.00	\$-25,403.92	16.54%
675 Blair	\$153,578.92	\$129,330.00	\$-24,248.92	15.79%
726 Thomas	\$153,578.92	\$126,675.00	\$-26,903.92	17.52%
37 Lyton	\$150,107.07	\$115,903.00	\$-34,204.07	22.79%
39 Lyton	\$145,805.58	\$116,453.00	\$-29,352.58	20.13%
65 Lyton	\$154,548.53	\$117,058.00	\$-37,490.53	24.26%
1304 Hubbard	\$160,457.49	\$134,037.00	\$-26,420.49	16.47%
1451 Sherburne Ave	\$150,806.88	\$132,947.00	\$-17,859.88	11.84%
2608 Portland Ave	\$176,113.50	\$155,631.75	\$-20,481.75	11.63%

CDC Properties	RSMeans Estimate	CDC Costs	Total Difference	Percent Decrease
2630 Portland Ave	\$176,113.50	\$155,099.75	\$-21,013.75	11.93%
2620 Portland Ave	\$176,175.27	\$160,756.75	\$-15,418.52	8.75%
AVERAGE	\$156,228.52	\$131,160.92	\$-25,067.60	16.10%